

# Philip Sani

Chartered Surveyors

# HUGH WILKINSON

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## FOR SALE OR TO LET

Units F/G Quedgeley West Business Park, Gloucester GL2 4PH

### WAREHOUSE & OFFICES

19,569 sq ft (1,818 m<sup>2</sup>)  
to 50,223 sq ft (4,666 m<sup>2</sup>)

- Detached industrial /warehouse units
- Large yard
- Ample car parking
- Ground and first floor offices
- Male and female wc's
- 4 loading doors

## Location

Gloucester is a principal commercial centre in the South West of England. The City is approx 32 miles from Bristol and 69 miles from Birmingham. The City has excellent road links being close to the M5 and to the A417 link to J16 of the M4 and to Swindon.

Gloucester railway station provides a direct link to London Paddington in approximately 1 hour 50 minutes and to Bristol in approx one hour.

## Situation

Quedgeley West Business Park is 4 miles South West of Gloucester, adjacent to the A38 dual carriageway and within 0.25 miles of J12 of the M5.

Major occupiers on the park include EV Cargo, Advanced Insulation, Vision Profiles and Gardiner Brothers.

## Description

Unit F/G is a high quality detached warehouse built in 2008 in a prominent position on the Quedgeley West Business Park. It provides excellent accommodation and benefits from a large yard and ample car parking.

The building is of a steel portal frame construction with elevations of brick and steel cladding. The internal height is approximately 8 metres and the property has 4 overhead loading doors.

Office accommodation is provided over 2 floors with male and female wc's. The offices are carpeted and have central heating and suspended ceilings.

## Accommodation

Unit F Warehouse	1,494 m <sup>2</sup> /16,081 sq ft
Unit F GF/FF Office	440.0 m <sup>2</sup> /4,736 sq ft
Unit F Mezzanine Store	914 m <sup>2</sup> /9,838 sq ft
Unit G Warehouse	1,071 m <sup>2</sup> /11,528 sq ft
Unit G Mezzanine Store	747 m <sup>2</sup> /8,040 sq ft

<b>Total</b>	<b>4,666 m<sup>2</sup>/50,223 sq ft</b>
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## EPC

Copies are available upon request

## Rates

The units are assessed together at rateable value £240,000.

## AML

The successful party will be required to satisfy the anti-money laundering requirements.

## Sale

For sale with vacant possession. Price on application.

## Rent

The units are available to let for a term to be agreed with the tenant liable for repairs and insurance. Rent on application.

## Legal Fees

Each party to bear their own costs.



## Further Information and inspection

Please contact the sole agents:

**HUGH WILKINSON**

Chartered Surveyors

**Hugh Wilkinson Chartered Surveyors**

07989 125 835

[hugh.wilkinson@btinternet.com](mailto:hugh.wilkinson@btinternet.com)

**Philip Sani**

Chartered Surveyors

**Phil Sani**

07792 078 628

[phil@philipsani-surveyors.co.uk](mailto:phil@philipsani-surveyors.co.uk)

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